

TO LET

- HOTEL LET TO TRAVELODGE
- 5,800 SQ FT LET TO WETHERSPOONS
- 7,000 SQ FT LET TO COTSWOLD
- 4,000 SQ FT LET TO SUPERDRUG
- UP TO 4,376 SQ FT REMAINING AVAILABLE IN A VARIETY OF SIZES

HIGH STREET • FORT WILLIAM

EXCITING NEW RETAIL DEVELOPMENT



A development by:

ASHFORD
PROPERTY GROUP

www.ashfordproperty.com

CONSTRUCTION STARTED
DUE FOR COMPLETION
JULY 2012

LOCATION

Fort William is the largest town in the West Highlands and serves as the commercial centre of Lochaber which has a total population of approximately 20,000 persons. The town is linked directly with Inverness and Oban via the A82 trunk road and benefits from excellent transport links to the rest of the country via bus and railway services.

Fort William and the surrounding area incorporates some of Scotland's finest scenery and is a popular tourist destination due to its proximity to both Ben Nevis, which attracts nearly 400,000 people a year, and Glencoe. The town is widely regarded as the "Outdoor Capital of the UK" with activities available such as hill walking, climbing, cycling, mountain biking, trekking, golf, angling, sailing and other major water sports. This is further enhanced by it hosting one stage in the UCI Mountain Bike World Cup, the annual Caledonian Challenge and the final stage of the West Highland Way which finishes adjacent to the development and attracts up to 85,000 people a year.

The development comprises 5 ground floor retail units with a 60 bed Travelodge above and is situated in a 100% prime location on the eastern side of the pedestrianised High Street, within Fort William's town centre. Nearby occupiers include Blacks, Julian Graves, Fat Face, Thorntons, Subway and Trespass and a wide range of local retailers.



ACCOMMODATION

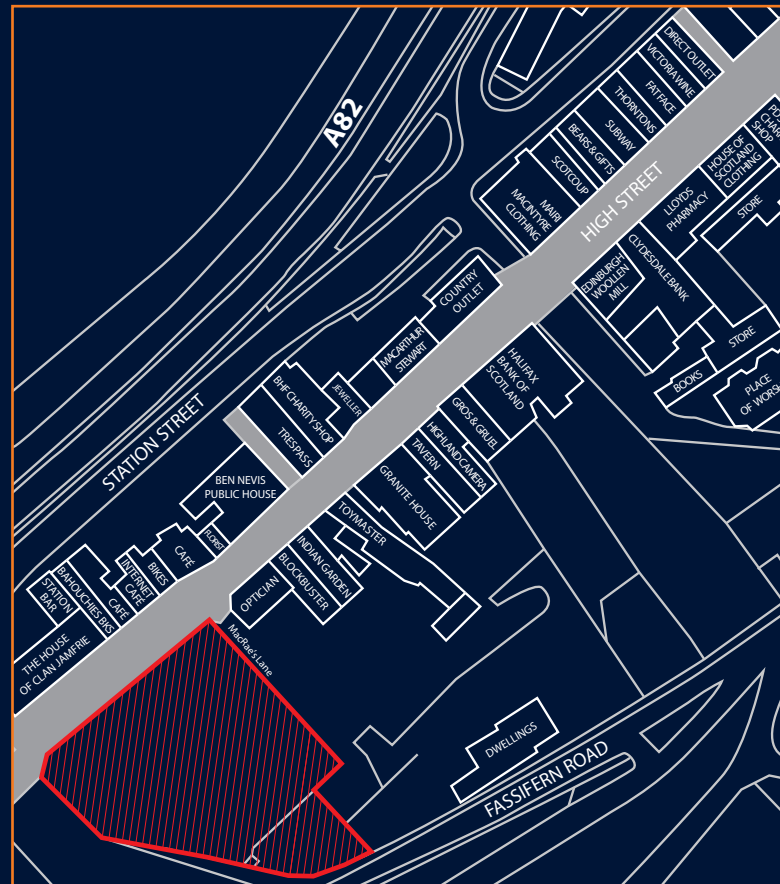
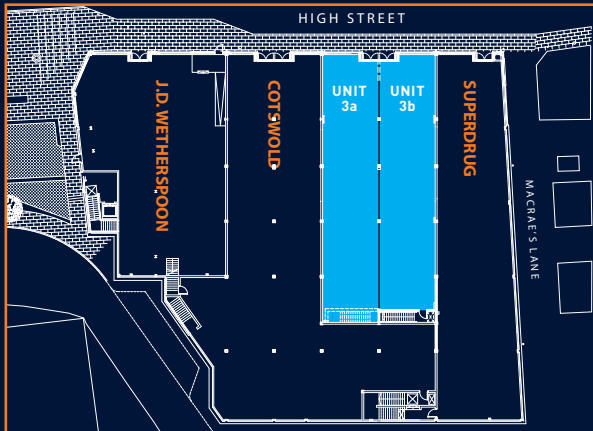
The new build retail units will provide the following accommodation:

UNIT	SQ M	SQ FT
1	LET to Wetherspoons	
2	LET to Cotswold	
3a	205.57	2,212
3b	193.86	2,086

{3a & 3b can be combined to produce 406.69 sq m / 4,376 sq ft}

4 LET to Superdrug

A number of different subdivision options can be accommodated and are available on request.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Rent on application.

RATING

To be assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

VIEWING

For further information please contact:

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